004.0	0004	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,245,600 /	1,245,600
USE VALUE:	1,245,600 /	1,245,600
ASSESSED:	1,245,600 /	1,245,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89	-91	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEVENS SYLVIA-BROOK
Owner 2:	COBURN KEITH
Owner 3:	
Street 1:	89 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SILVA MARY C -
Owner 2:	-
Street 1:	89 VARNUM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,989 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3362 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4989.000	787,200	2,700	455,700	1,245,600
Total Card	0.115	787,200	2,700	455,700	1,245,600
Total Parcel	0.115	787,200	2,700	455,700	1,245,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.49 | /Parcel: 370.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	4140
GIS Ref	
GIS Ref	
Insp Date	08/26/17

!441!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	787,300	2700	4,989.	455,700	1,245,700	1,245,700	Year End Roll	12/18/2019
2019	104	FV	575,900	2700	4,989.	484,200	1,062,800	1,062,800	Year End Roll	1/3/2019
2018	104	FV	575,900	2700	4,989.	353,200	931,800	931,800	Year End Roll	12/20/2017
2017	104	FV	539,500	2700	4,989.	307,600	849,800	849,800	Year End Roll	1/3/2017
2016	104	FV	539,500	2700	4,989.	262,000	804,200	804,200	Year End	1/4/2016
2015	104	FV	473,200	2700	4,989.	256,400	732,300	732,300	Year End Roll	12/11/2014
2014	104	FV	473,200	2700	4,989.	210,800	686,700	686,700	Year End Roll	12/16/2013
2013	104	FV	492,300	2700	4,989.	200,500	695,500	695,500		12/13/2012

PRINT

Date	Time
12/10/20	16:14:19

LAST REV

Date	Time
03/27/19	10:48:09
danam	
441	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA MARY C	51602-311		8/22/2008		625,000	No	No		
	10700-17		11/25/1964			No	No		N

USER DEFINED

Prior Id # 1:	4140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2018	1715	Window/S	15,000	C				
7/28/2015	1020	Manual	2,700		7/28/2015			Blown in insulatio
4/28/2011	347	AbvGrd.	2,899					12X17 OVAL POOL
7/10/2009	572	Dormers	66,090	C				dormer/bath and be

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/25/2010	Info Fm Prmt	BR	B Rossignol
5/21/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Meas/Inspect	263	PATRIOT
8/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4989		Sq. Ft.	Site		0	80.	1.14	1									455,735						455,700	

Total AC/HA:	0.11453	Total SF/SM:	4989	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	455,735	Spl Credit		Total:	455,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96231407
Const Adj.:	0.98000199
Adj $ / SQ:	160.322
Other Features:	146089
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	825181
Depreciation:	37958
Depreciated Total:	787223

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	4	Baths:	2	HB					

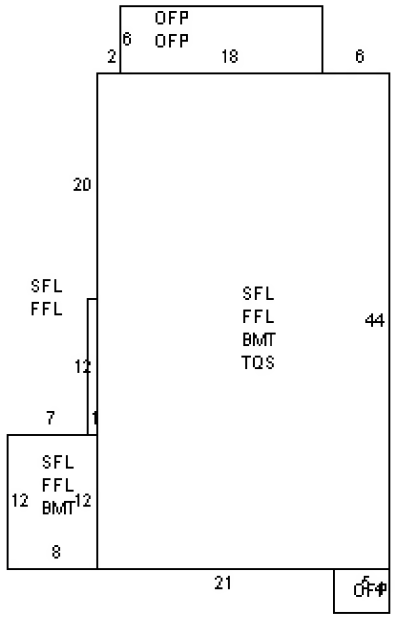
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.35
Special Features:	0	Val/Su Net:	162.71
Final Total:	787200	Val/Su SzAd	234.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,252	160.320	200,723
SFL	Second Floor	1,252	160.320	200,723
BMT	Basement	1,240	48.100	59,640
TQS	3/4 Story	858	160.320	137,556
OFP	Open Porch	236	23.020	5,433

Net Sketched Area:	4,838			Total:	604,075
Size Ad	3362	Gross Are	5124	FinArea	3362

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	12X17	A	AV	2011	14.00	T	6.4	104			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700

IMAGE

AssessPro Patriot Properties, Inc